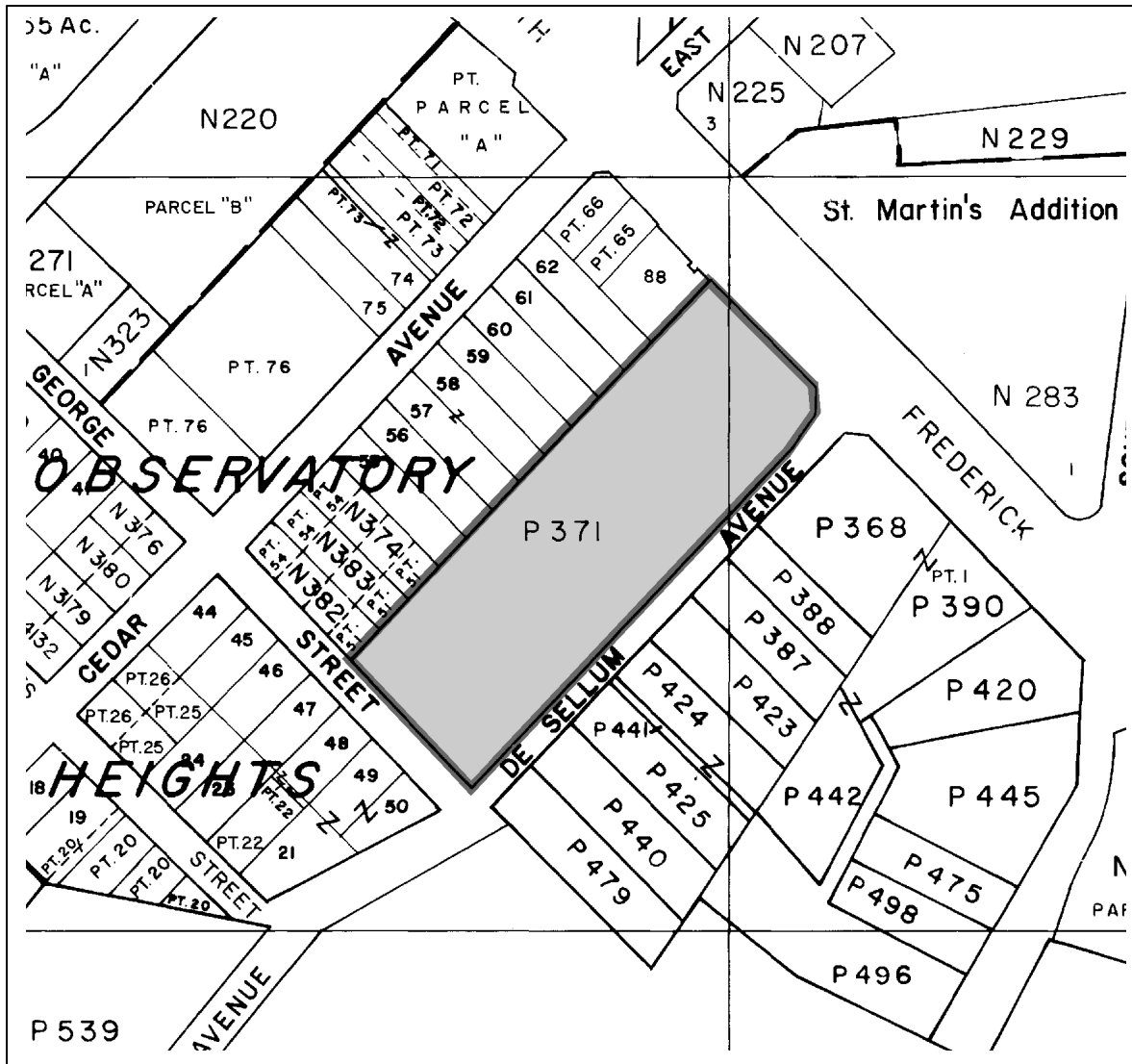


**11. Designate Tax Map FT51 Parcel P371 as Institutional or Commercial-Office-Residential.**



This lot, which is owned by St. Martin's Church, was split in two pieces by a previous land use plan, with the front lot zoned R-B and the rear portion R-90. It is important to note that this area is at the entrance to a residential community. The residential character of the area should be retained for any future land use land fronting Frederick Avenue. In addition, the land should be developed in such a way as to preserve the views from Frederick Avenue of the Victorian-era house on the property, including preservation of as much of the "front lawn" of the house as possible.

St. Martin's Church owns the property, so the potential for a church addition remains, but if the property is ever redeveloped as a commercial land use it is

recommended that it be redeveloped with live-work units along Frederick Avenue within a more flexible zoning district such as the CD zoning district. The live-work designation will be an effective buffer between the adjacent residential development by creating a more pedestrian friendly environment and improving the area architecturally. These parcels should be incorporated into the Frederick Avenue Corridor Plan and subject to its design elements.

#### **Land Use and Zoning Actions:**

##### **Option A**

- Adopt Commercial-Office-Residential land use designation
- Recommend Zoning change from R-B and R-90 to CD

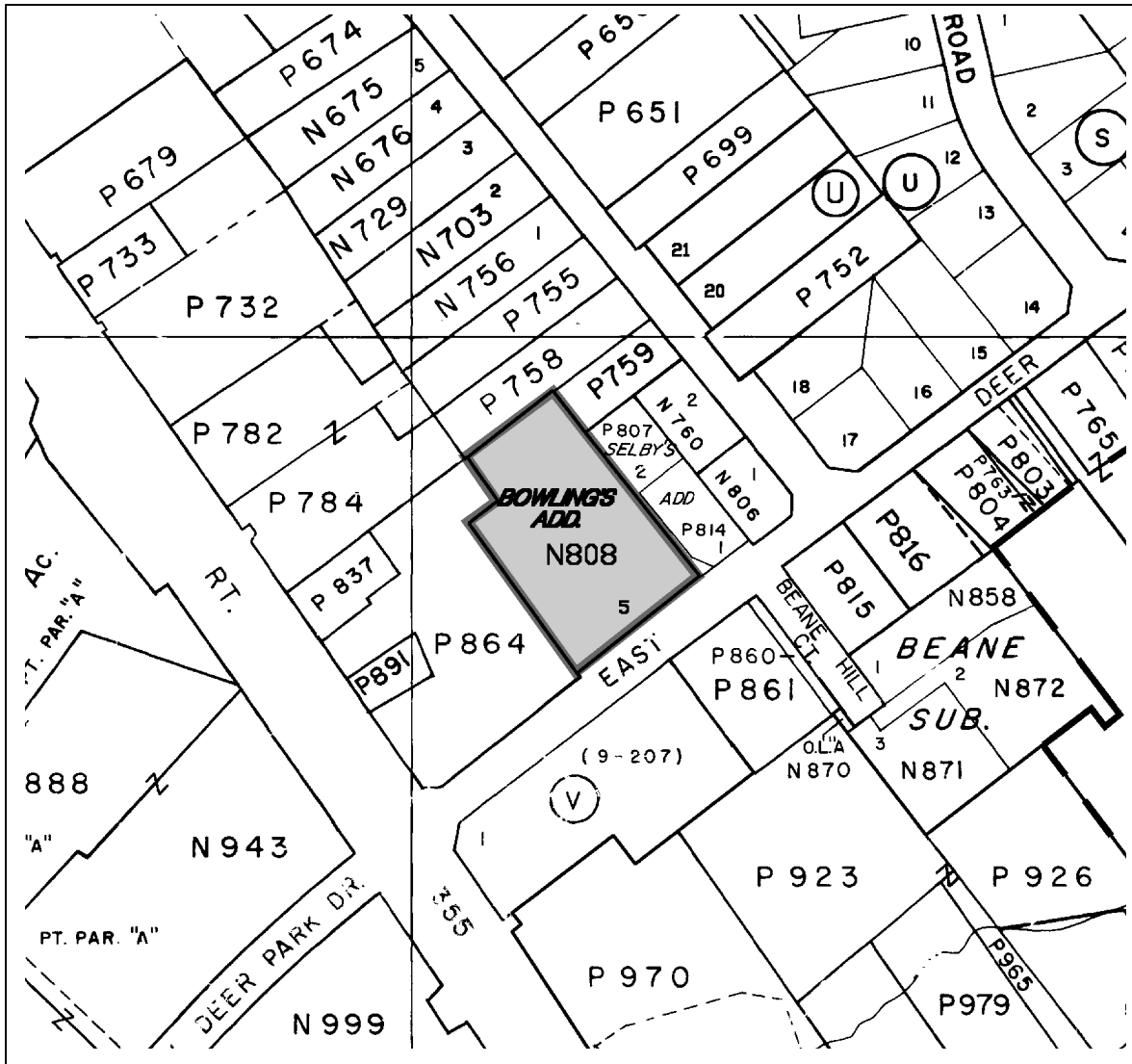
##### ***Special Conditions: (Subject to additional public hearing)***

- The work area to be limited to the first two floors.
- The maximum size of live-work unit to be three stories in height.
- Location of live-works to be restricted to frontage along Frederick Avenue

##### **Option B**

- Adopt Institutional land use designation
- Recommend Zoning change from R-B and R-90 to R-A

14. Designate Tax Map FT51 N808 as Commercial-Office-Residential.



This parcel, known as the Deer Park Medical Center, is currently zoned Residential Buffer (R-B) and is located near the corner of East Deer Park Drive and South Frederick Avenue. This area is at the entrance to the residential community of East Deer Park.

It is recommended that the property be redeveloped in the future with live-work units within a more flexible zoning district such as the CD zoning district. The live-work designation will be an effective buffer between the adjacent residential development by creating a more pedestrian friendly environment and improving the area architecturally. An additional landscape buffer will be provided along the shared property lines of the abutting residential uses of the East Deer Park community.

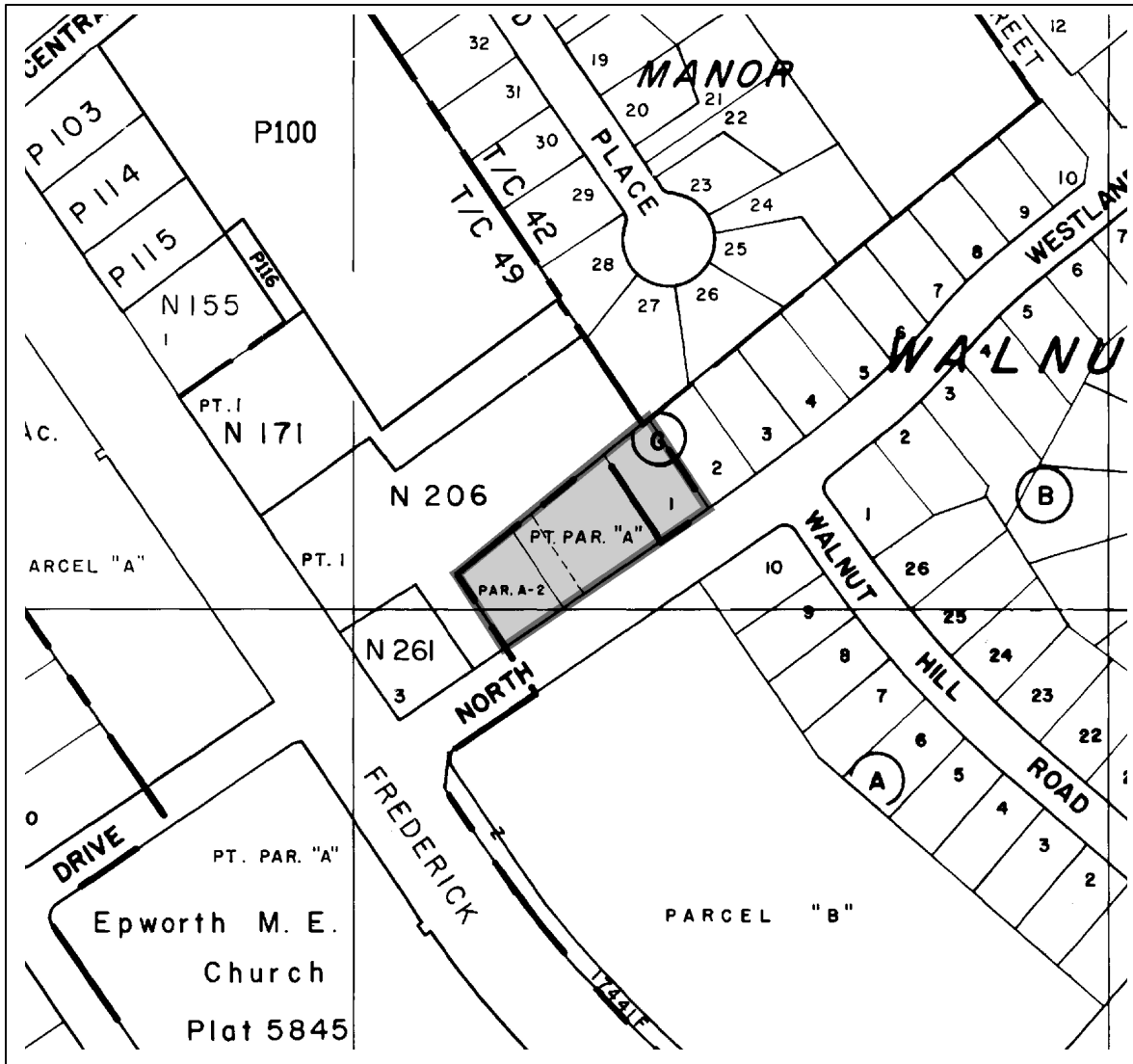
**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation
- Recommend Zoning change to from R-B to CD

***Special Conditions: (Subject to additional public hearing)***

- The work area to be limited to the first two floors.
- The maximum size of live-work unit to be three stories in height.
- Provide a landscape buffer along the northwest property lines.

20. Designate Lot 1 Block G Walnut Hill as Medium-Low Density Residential. Propose the annexation of and designate Tax Map FS63 Parcel A-2 and part of Parcel A as Commercial-Office-Residential.



Lot 1 Block G Walnut Hill is vacant, however, the lot does contain access driveway to Tax Map FS63 Parcel N206 (Goodwill Industries). This lot is located within the City and should be redeveloped as residential consistent with the adjacent property (Lot 2 Block G Walnut Hill).

Parcel A-2 contains a restaurant and part of Parcel A is vacant. These parcels are located within Montgomery County. If annexed, it is recommended that Parcel A-2 and Part of Parcel A be redeveloped in the future with live-work units within a more flexible zoning district such as the CD zone. These lots are located at the entrance to the Walnut Hill and Oakmont Manor residential communities and the live-work designation will continue the residential character of these communities along North

Westland Drive. The development should provide a more pedestrian friendly environment and improve the area architecturally. These parcels should be incorporated into the Frederick Avenue Corridor Plan and subject to its design elements.

**Land Use and Zoning Actions:**

- Adopt Medium-Low Density Residential land use designation for Lot 1 Block G Walnut Hill
- Zoning remains R-90 for Lot 1 Block G Walnut Hill
- Adopt Commercial-Office-Residential land use designation for Parcel A-2 and Part Of Parcel A, if annexed
- Adopt CD Zoning for Parcel A-2 and Part of Parcel A, if annexed

***Special Conditions: (Subject to additional public hearing)***

- The live-work units work area to be limited to the first two floors.
- The maximum size of live-work unit to be three stories in height.



Twenty-four-hour convenience uses should not be considered within this map designation.

Noise attenuation should be achieved by siting buildings adjacent to Sam Eig Highway and state-of-the-art storm water management practices must continue to be in place to protect Malcolm King Park and Muddy Branch Creek as these lots develop.

A portion of Lot 6 Block B is to be designated as open space and is subject to a land swap between the owner of Lot 6 and the City Of Gaithersburg. Under this arrangement the owner of Lot 6 would receive four (4) acres of the 13-acre Parcel 3 mentioned previously (Map Designation 25), and the City would receive a comparable area of Lot 6 that contains substantial environmental assets, including specimen trees and land adjacent to Malcolm King Park. Should the land swap occur, the land obtained by the City should be preserved and incorporated into the Malcolm King Park and designated as open space and the land obtained from the City should be incorporated into the Washingtonian Center development and designated as commercial-industrial-research-office

For any proposed development, a study should be conducted to determine if West Side Drive could be extended to connect to Washingtonian Boulevard through future planned development. A multi-use path should also be considered through this property in lieu of a future road extension. This could be accomplished over the area previously disturbed by an existing sewer line.

**Land Use and Zoning Actions:**

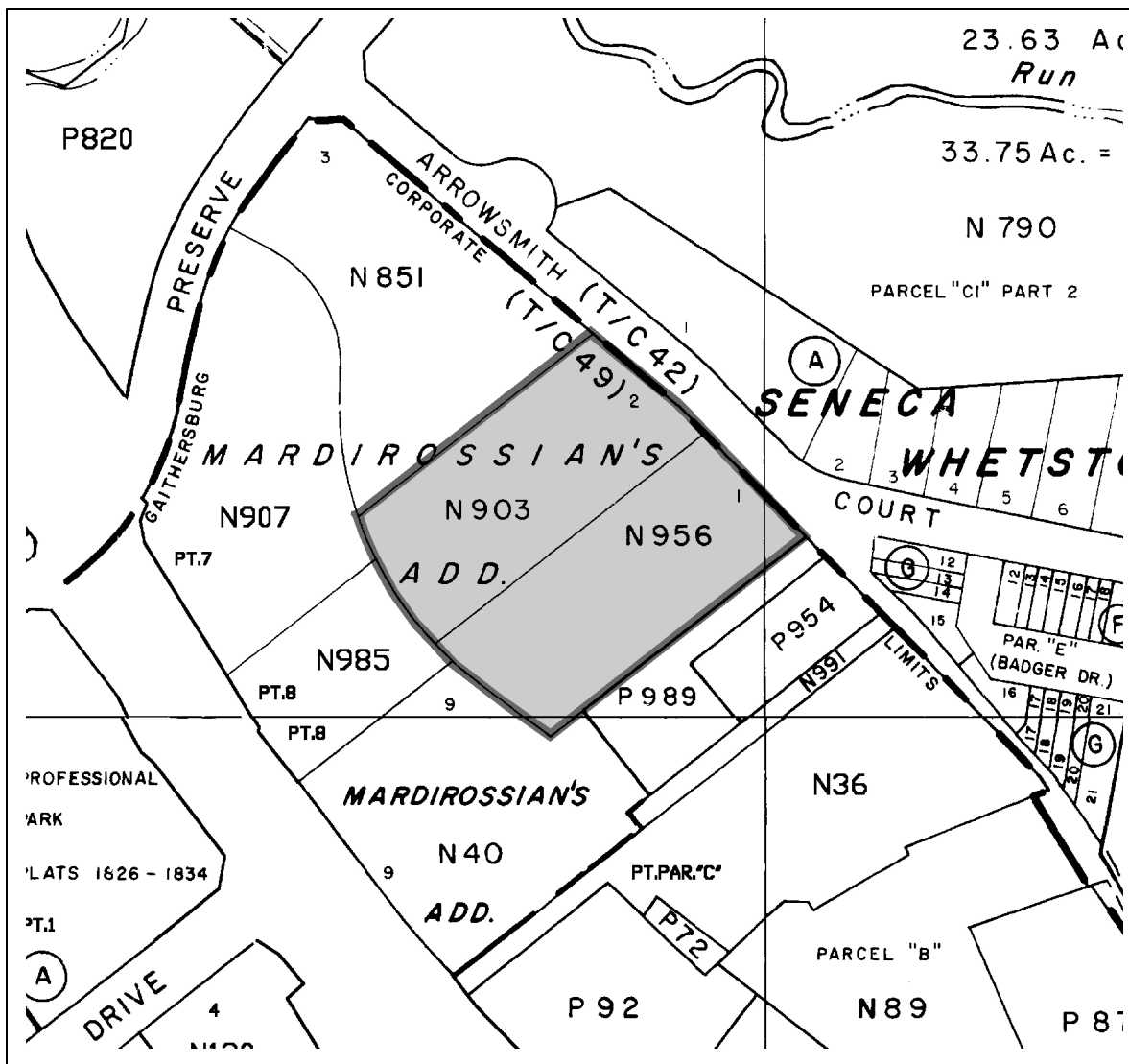
- Retain Commercial-Industrial-Research-Office land use designation for Lots 4 & 5 and part of Lot 6. Adopt Open Space land use designation for Outlot B and part of Lot 6.
- Zoning remains MXD.

***Special Condition: (Subject to additional public hearing)***

If the land swap occurs, the portion of Lot 6 given to the City shall be designated open space and zoned R-A and the portion of Lot 6 given to the developer of the Washingtonian Center property (Map Designation 26) shall be designated Commercial-Industrial-Research-Office with the zoning remaining MXD.



**57. Retain Lot 1 and 2 Mardirossian's Addition as Industrial Research-Office.**



These parcels, which are presently master planned commercial, were slated to be developed in the C-2 zone as an indoor skating rink. This project never materialized. The properties are now proposed to be combined and developed as industrial-research-office, similar to the properties to the north and west. Redesignation would permit rezoning of the two parcels to industrial-research office.

Visual buffering and softening of the use from Arrowsmith Court should be addressed. Guidelines recommended for the Frederick Avenue Corridor Study area should be applicable in this study area at the time of any future development. It is also suggested that this issue be further addressed in the transportation element of the master plan with respect to the future of Game Preserve Road.

### **Land Use and Zoning Actions:**

- Retain **Industrial/Research-Office** land use designation
- Zoning remains C-2

#### ***Special Conditions: (Subject to additional public hearing)***

This parcel zoned general commercial (C-2), will be allowed to develop only in a manner consistent with the uses permitted in the City's Urban Employment (E-1) Zone which are allowed in the C-2 Zone, and the following limited C-2 Zone permitted and special exception uses: bank, private recreational building, automobile storage lot without gasoline storage excluding wrecked or damaged vehicles, enclosed automobile showroom, automobile rental, multi-family dwelling, and funeral home. It is intended that development of the parcel be compatible with the adjacent townhouse style offices and residential townhouse developments in terms of scale and type of development. It is recommended that no access be permitted from Watkins Mill Road. Also, no waiver should be granted for the stream valley buffer requirements outlined in the City's Environmental Standards for Development Regulations. The limitations expressed herein are for purpose of promoting compatibility of land uses and mitigating potential negative effects on surrounding properties and the neighborhood.